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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

MEETING DATE June 20, 2014 EFFECTIVE DATE July 7, 2014	CONTACT/PHONE Stephanie Fuhs (805) 781-5721 sfuhs@co.slo.ca.us	APPLICANT Rodolfo Marquez	FILE NO. DRC2013-00064
SUBJECT Hearing to consider a request by Rodolfo Marquez for a Minor Use Permit to allow for construction of two single family residences on a 6,993 square foot parcel. One residence will be 2,517 square feet; the second unit will be 1,645 square feet. The project will result in the disturbance of the entire 7,000 square foot parcel. The request also includes a waiver of the one guest parking space required for the project (no guest parking is proposed due to on street parking on both Beach and 22nd Street). The proposed project is within the Residential Multi-Family land use category and is located at 1880 Beach Street (the northwestern corner of Beach and 22nd Streets in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2013-00064 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class Three Categorical Exemption was issued on May 21, 2014 (ED13-241).			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-093-005	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: 22.106.070 – Oceano Urban Area Standards <i>Does the project meet applicable Planning Area Standards:</i> Yes - see discussion			
LAND USE ORDINANCE STANDARDS: 22.10.060 – Exterior Lighting, 22.10.080 – Fencing and Screening, 22.10.090 – Height Measurement, 22.10.130 – Residential Density, 22.10-140 – Setbacks, 22.10.155 – Stormwater Management, 22.18.050 – Parking <i>Does the project conform to the Land Use Ordinance Standards:</i> Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 7, 2014, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Multi-Family/Residences <i>East:</i> Residential Multi-Family and Residential Single Family/Residences <i>South:</i> Residential Multi-Family/Residences <i>West:</i> Residential Multi-Family/Residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano Advisory Council, Public Works, Oceano Community Services District (OCSD), Airport Land Use Commission (ALUC), City of Grover Beach, City of Arroyo Grande	
TOPOGRAPHY: Mostly level	VEGETATION: Grasses, shrubs, scattered cypress
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Five Cities Fire Authority	ACCEPTANCE DATE: May 14, 2014

DISCUSSION

PLANNING AREA STANDARDS

22.106.070 – Oceano Urban Area Standards

A. Oceano Specific Plan - The Oceano Specific Plan, which was adopted by the Board of Supervisors in 2002, sets forth standards for development in the Residential Multi-Family land use category. These standards include: a maximum density of 15 units per acre, a maximum floor area of 48 percent based on the lot size of the parent parcel, and a minimum open area of 55 percent. As shown in the table below, the proposed project meets these standards.

B. Curb, Gutter and Sidewalk Requirement: As proposed and conditioned, the project will comply with this requirement.

C. Airport Review Combining Designation: The project was referred to the Airport Land Use Commission (ALUC). Because the project constitutes ‘Infill Development’ or development that is surrounded by existing similar uses and structures, the project is consistent with the Oceano County Airport Land Use Plan. An avigation easement will be required prior to issuance of construction permits. A condition has been added accordingly.

D. Residential Multi-Family Standards: As stated previously, the Oceano Specific Plan sets forth a density limitation of 15 units per acre and maximum floor area of 48%. The following table summarizes compliance with these standards as well as Land Use Ordinance standards (see discussion below):

Standard	Allowable/Required	Proposed	Complies w/Standard?
Density (15 units/acre)	.16 ac x 15 units = 2.4 units	2 units	Yes
Maximum Floor Area (48% max.)	7,000 x .48 = 3,360 square feet	3,360 square feet	Yes
Minimum Open Area (55% min.)	7,000 x .55 = 3,850 square feet	3,917 square feet	Yes
Height	35 feet	23 feet , 6 inches	Yes
Setbacks	25 foot front, 10 foot rear, 5 foot interior side, 10 foot corner	25 foot front, 10 foot rear, 5 foot interior side, 10 foot side	Yes
Parking	Resident - 4 spaces Guest – 1 space	Resident – 4 spaces Guest – 0 spaces	Yes, see discussion below, under Land Use Ordinance standards

Oceano Specific Plan

Development within the Oceano Urban Reserve Line must be in conformity with the Oceano Specific Plan. The Oceano Specific Plan includes a set of residential design guidelines which are intended to promote the community's vision for high quality development.

“Develop ‘Neighborhoods’” – The project has been designed to integrate with the neighborhood by having units face the street. Unit A has been designed so the front faces Beach Street with a side entrance and windows facing 22nd Street. Unit B, at the rear of the parcel, faces 22nd Street.

“Treatment of Edges” – The project will maintain an open appearance when viewed from Beach and 22nd Streets. The design chosen by the applicant specifically avoids the use of long unarticulated building faces.

“Site Planning” – The project will result in two-story structures within fairly close proximity to older single story homes. In order to achieve a level of development anticipated in the Residential Multi-Family land use category, privacy conflicts are expected to occur. To mitigate for possible privacy conflicts, the project has been conditioned to require vegetative screening along the interior side and rear property lines.

“Parking and Driveways” – Each new unit will provide parking for two vehicles. A condition has been included to include a special paving treatment along the driveways and parking areas.

“Scale” – The design of the individual residences employs both horizontal and vertical articulation. Additionally, each unit has a covered front porch area, which helps to break up the mass of the buildings.

“Exterior Finish Materials” – The proposed exterior finish material on each unit will be cement trowel plaster, which is a durable, low-maintenance material.

As proposed the project is consistent with the applicable design standards in the Oceano Specific Plan.

LAND USE ORDINANCE STANDARDS

22.10.060 – Exterior Lighting - Standards include: minimizing light intensity, directing lighting onto the lot, and shielding of fixtures. Conditions have been added to the project to comply with these standards.

22.10.080 – Fencing and Screening – The applicable standard in this section is that multi-family projects shall be screened on interior sides. As proposed, the project provides fencing along the interior side property line. In addition, a condition for landscaping along the interior side has been added to provide additional screening.

22.10.090 – Height Measurement – The maximum height allowed is 35 feet. As proposed, Unit A will be 23 feet, 6 inches; Unit B will be 22 feet, 10 inches which complies with this standard.

22.10.130 – Residential Density – As stated above, planning area standards for Oceano limit residential density to 15 units per acre which supersedes the density allowances of this section of the ordinance. As proposed, the project complies with the planning area standards.

22.10-140 – Setbacks – Setbacks are shown in the table above. As proposed, the project meets setback standards.

22.10.155 – Stormwater Management – The project proposes more than 2,500 square feet of impervious surfaces and is located within an urban stormwater management area and is therefore subject to the standards of this section. The applicant submitted a Stormwater Quality Control Plan which was reviewed by Public Works. Conditions have been added per recommendations from the Public Works Department.

22.18.050 – Required Number of Parking Spaces – The required number of parking spaces for this project is two per unit, plus one guest parking space. The applicant has requested that the one guest parking space not be required for this project. Modifications to standards can be done through Minor Use Permit approval. Criteria for approval of the modification include: characteristics of use; the site or immediate vicinity do not necessitate the number of parking spaces required; reduced or alternative parking will be adequate to accommodate the parking needs of the project; no traffic or safety problems will result from the modification. Staff supports the modification of the parking standards as there is adequate on street parking available for guest parking. Findings for the modification have been included for the Hearing Officer's consideration.

COMMUNITY ADVISORY GROUP COMMENTS

The Oceano Advisory Council supported the project at their February 24, 2014 meeting.

AGENCY REVIEW

Public Works – Conditions for curb, gutter and sidewalk, stormwater management

Oceano Community Services District – Intent to serve letter provided

ALUC – proposed project “Infill Development” consistent with ALUP

Airport Manager – No comments received

City of Arroyo Grande – No comments received

City of Grover Beach – No comments received

LEGAL LOT STATUS

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.